

THE FOLLOWING GREENWOOD COMMON COUNCIL ORDINANCE WILL BE INTRODUCED AT THE AUGUST 7, 2006, MEETING, WITH FIRST READING AT THE AUGUST 21, 2006, MEETING, AND SECOND READING AT THE SEPTEMBER 6, 2006, MEETING **PLEASE NOTE THIS ORDINANCE IS SUBJECT TO AMENDMENTS BY THE COMMON COUNCIL.** IF YOU WISH TO SEE THE ADOPTED ORDINANCE PLEASE CONTACT THE CLERK-TREASURER OFFICE AT (317) 888-2100 OR VIA E-MAIL AT CLERK@GREENWOOD.IN.GOV FOR AN EXECUTED COPY AFTER THE SECOND READING.

GREENWOOD COMMON COUNCIL

ORDINANCE NO. 06-24

AN ORDINANCE TO AMEND THE TEXTS OF GREENWOOD COMMON COUNCIL ORDINANCE NO. 82-1, AS AMENDED, ZONING; ORDINANCE NO. 99-54, AS AMENDED, OFFICIAL FEE SCHEDULE; ORDINANCE NO. 02-12, AS AMENDED, SUBDIVISION CONTROL AND LAND DEVELOPMENT; AND GREENWOOD MUNICIPAL CODE (1993), AS AMENDED, CHAPTER 4, ARTICLE 2, DIVISION VI, OFFICIAL FEE SCHEDULE, SECTION 4-66; CHAPTER 10, ARTICLE 6, SUPPLEMENTARY DISTRICT REGULATIONS, SECTION 10-101, “I-65 CORRIDOR OVERLAY ZONE DISTRICT”, AND SECTION 10-103, “PARKING REQUIREMENTS”; CHAPTER 10, ARTICLE 16, SITE DEVELOPMENT PLAN REQUIREMENTS, SECTION 10-460, “SITE DEVELOPMENT PLAN”; CHAPTER 10, ARTICLE 20, SUBDIVISION CONTROL ORDINANCE, DIVISION III, “APPLICATION AND APPROVAL PROCESS”, SECTION 10-504; DIVISION V, “DESIGN STANDARDS”, SECTION 10-511; AND DIVISION VI, “IMPROVEMENTS”, SECTION 10-515, TO ALLOW REVIEW OF DEVELOPMENT PLANS BY OUTSIDE CONSULTANTS, AND TO UPDATE VARIOUS PORTIONS OF THE OFFICIAL FEE SCHEDULE, THE I-65 CORRIDOR OVERLAY ZONE REQUIREMENTS, PARKING REQUIREMENTS, STREET REQUIREMENTS, DRIVEWAY REQUIREMENTS, AND PATHWAY REQUIREMENTS,

WHEREAS, it has been recommended that the Greenwood Zoning, Official Fee Schedule, and Subdivision Control and Land Development Ordinances be revised to address various development requirements and to permit review of development plans by outside consultants; and

WHEREAS, the Greenwood Advisory Plan Commission (hereinafter “Commission”) conducted a public hearing on the petition for these proposed text amendments to the Greenwood Zoning, Official Fee Schedule, and Subdivision and Land Development Ordinances; and

WHEREAS, the Commission, after paying reasonable regard to: 1) the Greenwood Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, made a favorable recommendation (7-0) regarding said text amendments and certified the same to the Greenwood Common Council; and

WHEREAS, the Greenwood Common Council has given notice of its intention to consider this matter; and

WHEREAS, the Greenwood Common Council has considered the recommendation of the Commission and paid reasonable regard to items 1 through 5 referred to above.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 82-1, entitled “An Ordinance Establishing Comprehensive Zoning Regulations for the City of Greenwood, Indiana, and providing for the Administration, Enforcement, and Amendment Thereof, in Accordance with the Provisions of I.C. 36-7-4-600 et

seq., Laws of Indiana, as Amended, and for the Repeal of all Ordinances in Conflict Herewith”, Article 6, Section 17 – I-65 CORRIDOR OVERLAY ZONE DISTRICT, as follows:

- A. In Subsection 6.17.01 Purpose, Intent, and Authority, by inserting additional language to the end of the second sentence of the second paragraph to read “and shall be designated as Corridor Streets for the purposes of the I-65 Corridor Overlay Zone ordinance.”
- B. In Subsection 6.17.15 Minimum Side Yard, by changing “45” to “30” in the first sentence and inserting an additional sentence to the paragraph to read, “For non-residential buildings on a commercial outlot as part of a commercial/retail shopping subdivision and/or development project, 30 feet.”
- C. In Subsection 6.17.16 Minimum Rear Yard, by inserting an additional sentence to the paragraph to read, “For non-residential buildings on a commercial outlot as part of a commercial/retail shopping subdivision and/or development project, 20 feet.”
- D. In Subsection 6.17.17 Minimum Corridor Street Frontage, by inserting additional language to the end of the sentence to read, “(for the subdivision or development as a whole).”
- E. In Subsection 6.17.20.03 Building Design (g), by inserting an additional sentence to the end of the paragraph to read, “Lighting shall be directed downward”.
- F. In Subsection 6.17.20.03 Building Design (h), by inserting an additional sentence to the end of the paragraph to read, “The rear of buildings and shopping centers shall architecturally resemble the other sides of the building or shall be screened from view from public streets, or some combination thereof”.
- G. In Subsection 6.17.20.03 Building Design, by inserting a new section, section (j), to read: “(j) Materials covering the exterior of building walls, excluding doors, windows, and vents, shall be a minimum coverage of seventy-five percent (75%) masonry materials. Acceptable materials include, but are not necessarily limited to, brick, stone, pre-cast concrete panels, tile, decorative block, and other masonry materials. Other materials may be approved by the PC if it determines the materials meet the intent and purpose of the I-65 Corridor Overlay Zone.”
- H. In Subsection 6.17.22 Landscaping Plan, by inserting an additional sentence to the end of the paragraph to read, “Landscape requirements shall comply with Article 19, Section 10-472, of Zoning Ordinance No. 82-1, as amended, or with this Section 10-101, whichever is greater.”
- I. In Subsection 6.17.23 Areas to be Landscaped, A. Minimum Landscaped Areas, (a) Greenbelt., by inserting the following language as the first two sentences of the paragraph: “Greenbelt shall be provided along each property frontage. The minimum width shall be thirty (30) feet for greenbelts along corridor streets and minimum width shall be fifteen (15) feet along interior streets.”
- J. In Subsection 6.17.23 Areas to be Landscaped, A. Minimum Landscaped Areas, (b) Planting Adjacent to Free-Standing Buildings., by deleting the paragraph in its entirety and inserting the following language in its place: “A planting area equal to an area measuring ten (10) feet in depth by the width of each wall of the building shall be installed adjacent to the building. Sidewalks may be permitted in these

areas, but shall not occupy more than fifty percent (50%) of the entire area on any side of the building. If an approach driveway cuts into a planting area adjacent to the building, additional planting area equal to the area displaced by the driveway shall be added to the building perimeter planting. These adjacent planting areas need not be rectangular in shape as long as the required amount of space is landscaped, and innovative and original designs are encouraged. These adjacent planting areas shall be dispersed along at least three different sides of the building.”

- K. In Subsection 6.17.23 Areas to be Landscaped, by adding a new section, section C., to read as follows: “C. Exceptions for Gasoline Stations. Because of the unique character of their traffic patterns, both vehicular and pedestrian, gasoline stations shall be exempted from landscape requirements around the building perimeter and from the minimum eight percent (8%) parking lot landscape area. Gasoline station lots shall meet the overall site minimum landscape area of fifteen percent (15%) and are encouraged to place some landscape areas around the building perimeters.”
- L. In Subsection 6.17.27 Lighting Requirements, 6., by adding an additional sentence to the end of the paragraph to read as follows: “Lighting shall be directed downward or toward the building, not toward property perimeter.”
- M. In Subsection 6.17.28 Outside Storage, by deleting the existing language and inserting the following language in its place: “Outside Storage and Display Prohibited. 1. Materials or Merchandise. Supplies, materials, parts, products or merchandise shall be kept within a building or other approved enclosure. There shall be no outside storage or display of such items. 2. Refuse. No outside, unenclosed storage of refuse (whether or not in containers) shall be permitted on any lot. All refuse and recyclables shall be contained within an area enclosed on all sides by a fence, wall, mound, or similar means of enclosure, even when inside a dumpster, compactor, or other refuse container. The enclosure does not have to have a roof. The sides of the enclosure shall be a minimum of six (6) feet or at least two (2) feet taller than the container, dumpster, or compactor that is being screened from view, whichever height is greater. All sides of the enclosure structure, including doors or gates, shall be opaque.”

Section 2. The Greenwood Common Council hereby amends Greenwood Common Municipal Code (1992), as amended, Chapter 10, Article 6., Supplementary District Regulations, Section 10-101, Corridor Overlay Zone District, as follows:

- A. In Subsection *6.17.01 Purpose, Intent, and authority.*, by inserting additional language to the end of the second sentence of the second paragraph to read “and shall be designated as Corridor Streets for the purposes of the I-65 Corridor Overlay Zone ordinance.”
- B. In Subsection *6.17.15 Minimum Side Yard.*, by changing “45” to “30” in the first sentence and inserting an additional sentence to the paragraph to read, “For non-residential buildings on a commercial outlot as part of a commercial/retail shopping subdivision and/or development project, 30 feet.”
- C. In Subsection *6.17.16 Minimum Rear Yard.*, by inserting an additional sentence to the paragraph to read, “For non-residential buildings on a commercial outlot as part of a commercial/retail shopping subdivision and/or development project, 20 feet.”

- D. In Subsection *6.17.17 Minimum Corridor Street Frontage.*, by inserting additional language to the end of the sentence to read, “(for the subdivision or development as a whole).”
- E. In Subsection *6.17.20.03 Building Design.*, (g), by inserting an additional sentence to the end of the paragraph to read, “Lighting shall be directed downward”.
- F. In Subsection *6.17.20.03 Building Design.*, (h), by inserting an additional sentence to the end of the paragraph to read, “The rear of buildings and shopping centers shall architecturally resemble the other sides of the building or shall be screened from view from public streets, or some combination thereof”.
- G. In Subsection *6.17.20.03 Building Design.*, by inserting a new section, section (j), to read: “(j) Materials covering the exterior of building walls, excluding doors, windows, and vents, shall be a minimum coverage of seventy-five percent (75%) masonry materials. Acceptable materials include, but are not necessarily limited to, brick, stone, pre-cast concrete panels, tile, decorative block, and other masonry materials. Other materials may be approved by the PC if it determines the materials meet the intent and purpose of the I-65 Corridor Overlay Zone.”
- H. In Subsection *6.17.22 Landscaping Plan.*, by inserting an additional sentence to the end of the paragraph to read, “Landscape requirements shall comply with Article 19, Section 10-472, of Zoning Ordinance No. 82-1, as amended, or with this Section 10-101, whichever is greater.”
- I. In Subsection *6.17.23 Areas to be Landscaped.*, (a) **GREENBELT.**, by inserting the following language as the first two sentences of the paragraph: “Greenbelt shall be provided along each property frontage. The minimum width shall be thirty (30) feet for greenbelts along corridor streets and minimum width shall be fifteen (15) feet along interior streets.”
- J. In Subsection *6.17.23 Areas to be Landscaped.*, (b) **PLANTING ADJACENT TO FREE-STANDING BUILDINGS.**, by deleting the paragraph in its entirety and inserting the following language in its place: “A planting area equal to an area measuring ten (10) feet in depth by the width of each wall of the building shall be installed adjacent to the building. Sidewalks may be permitted in these areas, but shall not occupy more than fifty percent (50%) of the entire area on any side of the building. If an approach driveway cuts into a planting area adjacent to the building, additional planting area equal to the area displaced by the driveway shall be added to the building perimeter planting. These adjacent planting areas need not be rectangular in shape as long as the required amount of space is landscaped, and innovative and original designs are encouraged. These adjacent planting areas shall be dispersed along at least three different sides of the building.”
- K. In Subsection *6.17.23 Areas to be Landscaped.*, by adding a new section, section C., to read as follows: “C. **EXCEPTIONS FOR GASOLINE STATIONS.** Because of the unique character of their traffic patterns, both vehicular and pedestrian, gasoline stations shall be exempted from landscape requirements around the building perimeter and from the minimum eight percent (8%) parking lot landscape area. Gasoline station lots shall meet the overall site minimum landscape area of fifteen percent (15%) and are encouraged to place some landscape areas around the building perimeters.”

L. In Subsection *6.17.27 Lighting Requirements*, 6., by adding an additional sentence to the end of the paragraph to read as follows: “Lighting shall be directed downward or toward the building, not toward property perimeter.”

M. In Subsection *6.17.28 Outside Storage*, by deleting the existing language in its entirety and inserting the following language in its place: “*6.17.28 Outside Storage and Display Prohibited*.”

1. Materials or Merchandise. Supplies, materials, parts, products or merchandise shall be kept within a building or other approved enclosure. There shall be no outside storage or display of such items.
2. Refuse. No outside, unenclosed storage of refuse (whether or not in containers) shall be permitted on any lot. All refuse and recyclables shall be contained within an area enclosed on all sides by a fence, wall, mound, or similar means of enclosure, even when inside a dumpster, compactor, or other refuse container. The enclosure does not have to have a roof. The sides of the enclosure shall be a minimum of six (6) feet or at least two (2) feet taller than the container, dumpster, or compactor that is being screened from view, whichever height is greater. All sides of the enclosure structure, including doors or gates, shall be opaque.”

Section 3. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 82-1, entitled “An Ordinance Establishing Comprehensive Zoning Regulations for the City of Greenwood, Indiana, and providing for the Administration, Enforcement, and Amendment Thereof, in Accordance with the Provisions of I.C. 36-7-4-600 et seq., Laws of Indiana, as Amended, and for the Repeal of all Ordinances in Conflict Herewith”, Article 6, Section 20. Parking Requirements, as follows:

- A. In Section 6.20.10, Required Open Space:, by deleting the third sentence of the paragraph in its entirety and by changing “10-102(K)” in the fourth sentence to “6.20.11”.
- B. In section 6.20.12, Off-Street Parking/Stacking for Drive-Up Windows:, Table of Minimum Number of Stacking Spaces Required, by reducing the Minimum Number of Spaces Required in the “Before” column of the Bank or ATM (per bay) line from “6” to “4”, and reducing the number in the “Total” column of that line from “8” to “6”.

Section 4. The Greenwood Common Council hereby amends Greenwood Municipal Code (1993), as amended, Chapter 10, Article 6. Supplementary District Regulations, Section 10-103, Parking Requirements, as follows:

- A. In Section 6.20.10, Required Open Space:, by deleting the third sentence of the paragraph in its entirety and by changing “11” in the fourth sentence to “6.20.11”.
- B. In section 6.20.12, Off-Street Parking/Stacking for Drive-Up Windows:, Table of Minimum Number of Stacking Spaces Required, by reducing the Minimum Number of Spaces Required in the “Before” column of the Bank or ATM (per bay) line from “6” to “4”, and reducing the number in the “Total” column of that line from “8” to “6”.

Section 5. The Greenwood Common Council hereby amends Greenwood Municipal Code (1993), as amended, Chapter 10, Article 6. Supplementary District

Regulations, Section 10-91 Off-Street Auto and Vehicle Parking and Loading., by deleting this Section in its entirety as it is a duplication of Section 10-103.

Section 6. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 82-1, entitled “An Ordinance Establishing Comprehensive Zoning Regulations for the City of Greenwood, Indiana, and providing for the Administration, Enforcement, and Amendment Thereof, in Accordance with the Provisions of I.C. 36-7-4-600 et seq., Laws of Indiana, as Amended, and for the Repeal of all Ordinances in Conflict Herewith”, Article 16, Site Development Requirements, 16.2 Application, by deleting the language therein in its entirety and replacing it with language to read as follows:

“16.2 Application/Plan Review
All applications for Site Development Plan review shall be made on application forms prescribed by the PC and follow established submittal deadlines. Plan review may be performed by City staff or by outside private consultants at the joint discretion of the PC and BPWS. Applicants shall follow rules of procedure adopted by the PC and the BPWS.”

Section 7. The Greenwood Common Council hereby amends Greenwood Municipal Code (1993), as amended, Chapter 10, Article 16, Site Development Plan Requirements, Section 10-460 Site Development Plan, 16.02.01, *Application.*, by deleting the language therein in its entirety and replacing it with language to read as follows:

“16.02.01 *Application/Plan Review*

All applications for Site Development Plan review shall be made on application forms prescribed by the PC and follow established submittal deadlines. Plan review may be performed by City staff or by outside private consultants at the joint discretion of the PC and BPWS. Applicants shall follow rules of procedure adopted by the PC and the BPWS.”

Section 8. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 82-1, entitled “An Ordinance Establishing Comprehensive Zoning Regulations for the City of Greenwood, Indiana, and providing for the Administration, Enforcement, and Amendment Thereof, in Accordance with the Provisions of I.C. 36-7-4-600 et seq., Laws of Indiana, as Amended, and for the Repeal of all Ordinances in Conflict Herewith”, Article 16, Site Development Requirements, Section 14, 16.14.01 R-4 Multi-Family Development Standards, E. Development Amenities, by deleting the language therein in its entirety and replacing it with language to read as follows:

“E. Development Amenities

Floor area, open space, livability space, recreation space and parking area shall be provided for each project in accordance with the following required ratios (as defined in Section 6.14.03).

Formulas for Multi-Family Ratio Calculations

(FAR)	Floor Area Ratio	= FA/LA	_____	0.40 maximum
(UOS)	Uncovered Open Space	= (LA-BA) + URA	_____	
(OS)	Open Space	=UOS + (COS/2)	_____	
(OSR)	Open Space Ratio	=OS/FA	_____	2.65 minimum
(LS)	Livability Space	=OS-CA (within the open space)	_____	
(LSR)	Livability Space Ratio	=LS/FA	_____	1.65 minimum
(MLSR)	Major Livability Space Ratio	=MLS/FA	_____	0.16 minimum
(TCR)	Total Car Ratio	=PS/LU	_____	1.75 minimum
(GD)	Gross Density	=LU/LA	_____	

In addition: site plans, public streets, interior access roads or driveways and off-street parking areas shall be provided in accordance with Section 16.14.02.”

Section 9. The Greenwood Common Council hereby amends Greenwood Municipal Code (1993), as amended, Chapter 10, Article 16, Site Development Plan Requirements, Section 10-461, R-4 Multi-Family Developments, *16.04.01 R-4 Multi-Family Development Standards.*, E) DEVELOPMENT AMENITIES, by deleting the language therein in its entirety and replacing it with language to read as follows:

“E) DEVELOPMENT AMENITIES

Floor area, open space, livability space, recreation space and parking area shall be provided for each project in accordance with the following required ratios (as defined in Section 6.14.03).

Formulas for Multi-Family Ratio Calculations

(FAR)	Floor Area Ratio	= FA/LA	_____	0.40 maximum
(UOS)	Uncovered Open Space	= (LA-BA) + URA	_____	
(OS)	Open Space	=UOS + (COS/2)	_____	
(OSR)	Open Space Ratio	=OS/FA	_____	2.65 minimum
(LS)	Livability Space	=OS-CA (within the open space)	_____	
(LSR)	Livability Space Ratio	=LS/FA	_____	1.65 minimum
(MLSR)	Major Livability Space Ratio	=MLS/FA	_____	0.16 minimum
(TCR)	Total Car Ratio	=PS/LU	_____	1.75 minimum
(GD)	Gross Density	=LU/LA	_____	

In addition: site plans, public streets, interior access roads or driveways and off-street parking areas shall be provided in accordance with Section 16.14.02.”

Section 10. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 99-54, entitled, “An Ordinance to Repeal Former Chapter 4, Article 2, Division 6, Section 4-65 of the Greenwood Municipal Code (1993), as Amended, and to Add a New Section 4-66”, as amended, Division VI., Official Fee Schedule., Sec. 4-66 Official Fee Schedule, by inserting an additional subsection, subsection 19., Outside Consultant Review, in the Plan Commission Section to read as follows:

“19. Outside Consultant Review:

The City of Greenwood may from time to time elect to use the services of a private consultant in the review process for primary plats, secondary plats and plans, and site development plans, as well as significant changes or amendments to any of these. In such cases the applicant shall be required to pay additional fees for the cost of review by a private consultant. The PC and BPWS are hereby authorized to jointly establish both a minimum fee for such review and an hourly rate for review time beyond the minimum. The minimum fee shall be set at an amount equal to three hours review time. The hourly rate shall apply to review time beyond the first three hours and shall be computed to the nearest one-half hour.”

Section 11. The Greenwood Common Council hereby amends Greenwood Municipal Code (1993), as amended, Chapter 4, Article 2, Division 6, Section 4-66 “Official Fee Schedule”, by inserting an additional subsection, subsection 19., Outside Consultant Review, in the Plan Commission Section to read as follows:

“19. Outside Consultant Review:

The City of Greenwood may from time to time elect to use the services of a private consultant in the review process for primary plats, secondary plats and plans, and site development plans, as well as significant changes or amendments to any of these. In such cases the applicant shall be required to pay additional fees for the cost of review by a private consultant. The PC and BPWS are hereby authorized to jointly establish both a minimum fee for such review and an hourly rate for review time beyond the minimum.

The minimum fee shall be set at an amount equal to three hours review time. The hourly rate shall apply to review time beyond the first three hours and shall be computed to the nearest one-half hour.”

Section 12. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 02-12, entitled “An Ordinance to Amend the Texts of the Greenwood Municipal Code (1993), As Amended; and to Repeal Ordinance No. 84-7 entitled “An Ordinance Adopting as a Part of the Comprehensive Development Plan for Greenwood, Indiana, provisions for the Subdivision of Land and the Approval of Plats Within the Jurisdictional Area of the Greenwood Plan Commission”, as amended; By Repealing Chapter 10, Article 15, Section 10-200 Through Section 10-459 of the Greenwood Municipal Code (1993), as Amended, and Adding Article 20, Section 10-494 Through Section 10-530, “Subdivision Control and Land Development”, Article 23 Subdivision Control Ordinance, Chapter 3, Application and Approval Process., Sec. 10-504 Procedural Guidelines., by adding the following language as the opening paragraph to read as follows:

“The review and approval processes as set forth in this chapter (Chapter 3, Sections 10-504 through 10-506, inclusive) may be performed by City staff members or private consultants or a combination of both, as jointly determined by the Greenwood Advisory Plan Commission (“PC”) and the Greenwood Board of Public Works and Safety (“BPWS”). Applicants shall follow rules of procedure adopted by the PC and the BPWS.”

Section 13. The Greenwood Common Council hereby amends the Greenwood Municipal Code (1993), as amended, Chapter 10, Article 20., Subdivision Control Ordinance, Division III., Application and Approval Process., Sec. 10-504 Procedural Guidelines., by adding the following language as the opening paragraph to read as follows:

“The review and approval processes as set forth in this chapter (Chapter 3, Sections 10-504 through 10-506, inclusive) may be performed by City staff members or private consultants or a combination of both, as jointly determined by the Greenwood Advisory Plan Commission (“PC”) and the Greenwood Board of Public Works and Safety (“BPWS”). Applicants shall follow rules of procedure adopted by the PC and the BPWS.”

Section 14. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 02-12, entitled “An Ordinance to Amend the Texts of the Greenwood Municipal Code (1993), As Amended; and to Repeal Ordinance No. 84-7 entitled “An Ordinance Adopting as a Part of the Comprehensive Development Plan for Greenwood, Indiana, provisions for the Subdivision of Land and the Approval of Plats Within the Jurisdictional Area of the Greenwood Plan Commission”, as amended; By Repealing Chapter 10, Article 15, Section 10-200 Through Section 10-459 of the Greenwood Municipal Code (1993), as Amended, and Adding Article 20, Section 10-494 Through Section 10-530, “Subdivision Control and Land Development”, Article 23 Subdivision Control Ordinance, Chapter 5, Design Standards., Sec. 10-511 Subdivision Design Standards., as follows:

- A. In Subsection **A. Streets**, 11. a. Horizontal Alignment –center line radius, by deleting the language regarding Minor Streets in its entirety and replacing with language to read:

“**Minor Streets**
Collector – minimum radius: 150 feet (no super)
Local – minimum radius: 150 feet (no super)
Cul-de-sac – minimum radius: 100 feet (no super)”

- B. In Subsection **A. Streets**, 11. b. Vertical Alignment, by deleting the language regarding Minor Streets in its entirety and replacing with language to read:

“**Minor Streets**
Street *AASHTO k-value sag - crest*

Collector	40 - 30
Local	40 - 30
Cul-de-sac	30 – 20”

- C. In Subsection K. Sidewalks, by inserting the words “and Pathways” after the word “Sidewalks” throughout the paragraph.
- D. In Subsection K. Sidewalks, by inserting three additional subsections to Subsection 1., to read as follows:

- “(g) Along the streets within a subdivision minimum sidewalk width shall be four (4) feet. Integral sidewalk and curb, which must be chairback or standing curb, shall be five (5) feet in width. Within multi-family residential development and non-residential development said sidewalks shall be of a width determined by the PC. Additional widths may be required by schools, churches, etc. Handicap ramps must be provided at all corners, and mid-block whenever there is an intersection with a perpendicular street.
- (h) Adjacent to the perimeter of a subdivision (residential and non-residential) the sidewalk along the abutting thoroughfare shall be a minimum width of six (6) feet.
- (i) Pathways identified in the Comprehensive Plan shall take precedent over standard sidewalk widths and specifications. Where identified, Loop Route pathways shall be minimum ten (10) feet in width and Segment Route pathways shall be minimum eight (8) feet in width. The City Engineer may reduce the width of these pathways due to slope, grade, topography, or other restrictions encountered in the field.”

Section 15. The Greenwood Common Council hereby amends the Greenwood Municipal Code (1993), as amended, Chapter 10, Article 20., Subdivision Control Ordinance, Division V., Design Standards., Sec. 10-511 Subdivision Design Standards., as follows:

- A. In Subsection *20.11.01. Streets.*, 11. a. Horizontal Alignment –center line radius, by deleting the language regarding Minor Streets in its entirety and replacing with language to read:

“
Minor Streets
Collector – minimum radius: 150 feet (no super)
Local – minimum radius: 150 feet (no super)
Cul-de-sac – minimum radius: 100 feet (no super)”

- B. In Subsection *20.11.01. Streets*, 11. b. Vertical Alignment, by deleting the language regarding Minor Streets in its entirety and replacing with language to read:

“
Minor Streets
Street AASHTO k-value sag - crest
Collector 40 - 30
Local 40 - 30
Cul-de-sac 30 – 20”

- C. In Subsection *20.11.11. Sidewalks.*, by inserting the words “and Pathways” after the word “Sidewalks” throughout the paragraph.
- D. In Subsection *20.11.11. Sidewalks.*, by inserting three additional subsections to Subsection 1., to read as follows:

- “(g) Along the streets within a subdivision minimum sidewalk width shall be four (4) feet. Integral sidewalk and curb, which must be chairback or standing curb, shall be five (5) feet in width. Within multi-family residential development and non-residential

development said sidewalks shall be of a width determined by the PC. Additional widths may be required by schools, churches, etc. Handicap ramps must be provided at all corners, and mid-block whenever there is an intersection with a perpendicular street.

- (h) Adjacent to the perimeter of a subdivision (residential and non-residential) the sidewalk along the abutting thoroughfare shall be a minimum width of six (6) feet.
- (i) Pathways identified in the Comprehensive Plan shall take precedent over standard sidewalk widths and specifications. Where identified, Loop Route pathways shall be minimum ten (10) feet in width and Segment Route pathways shall be minimum eight (8) feet in width. The City Engineer may reduce the width of these pathways due to slope, grade, topography, or other restrictions encountered in the field.”

Section 16. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 02-12, entitled “An Ordinance to Amend the Texts of the Greenwood Municipal Code (1993), As Amended; and to Repeal Ordinance No. 84-7 entitled “An Ordinance Adopting as a Part of the Comprehensive Development Plan for Greenwood, Indiana, provisions for the Subdivision of Land and the Approval of Plats Within the Jurisdictional Area of the Greenwood Plan Commission”, as amended; By Repealing Chapter 10, Article 15, Section 10-200 Through Section 10-459 of the Greenwood Municipal Code (1993), as Amended, and Adding Article 20, Section 10-494 Through Section 10-530, “Subdivision Control and Land Development”, Article 23 Subdivision Control Ordinance, Chapter 5, Design Standards., Sec. 10-511 Subdivision Design Standards., by inserting an additional Subsection regarding driveways to read as follows:

“O. Driveways

- 1. Residential. Driveways providing ingress and egress for single-family or one side of a two-family dwelling shall not exceed a maximum width of twenty (20) feet within the public street right-of-way (or private street if applicable), excluding turning radii. Turning radii shall not exceed three (3) feet in width on either side of the driveway.
- 2. Non-Residential. The maximum width for a driveway providing ingress and egress for a non-residential use (office, commercial, industrial, multi-family) shall be determined by the city during the time of review of the plats or the site development plans. The city will consider the type and volume of traffic anticipated, traffic signals required, thoroughfare classification, and other pertinent information regarding each specific location.”

Section 17. The Greenwood Common Council hereby amends the Greenwood Municipal Code (1993), as amended, Chapter 10, Article 20., Subdivision Control Ordinance, Division V., Design Standards., Sec. 10-511 Subdivision Design Standards., by inserting an additional Subsection regarding driveways to read as follows:

“20.11.15 *Driveways.*

- 1. Residential. Driveways providing ingress and egress for single-family or one side of a two-family dwelling shall not exceed a maximum width of twenty (20) feet within the public street right-of-way (or private street if applicable), excluding turning radii. Turning radii shall not exceed three (3) feet in width on either side of the driveway.
- 2. Non-Residential. The maximum width for a driveway providing ingress and egress for a non-residential use (office, commercial, industrial, multi-family) shall be determined by the city during the time of review of the plats or the site development plans. The city will consider the type and volume of traffic anticipated, traffic signals required, thoroughfare classification, and other pertinent information regarding each specific location.”

Section 18. The Greenwood Common Council hereby amends Greenwood Common Council Ordinance No. 02-12, entitled “An Ordinance to Amend the Texts of the Greenwood Municipal Code (1993), As Amended; and to Repeal Ordinance No. 84-7 entitled “An Ordinance Adopting as a Part of the Comprehensive Development Plan for Greenwood, Indiana, provisions for the Subdivision of Land and the Approval of Plats Within the Jurisdictional Area of the Greenwood Plan Commission”, as amended; By Repealing Chapter 10, Article 15, Section 10-200 Through Section 10-459 of the Greenwood Municipal Code (1993), as Amended, and Adding Article 20, Section 10-494 Through Section 10-530, “Subdivision Control and Land Development”, Article 23 Subdivision Control Ordinance, Chapter 6, Improvements., Sec. 10-515 Sidewalks., by inserting the words “and pathways” after the word “sidewalks” throughout the second sentence of paragraph A. Sidewalks Plan.

Section 19. The Greenwood Common Council hereby amends the Greenwood Municipal Code (1993), as amended, Chapter 10, Article 20., Subdivision Control Ordinance, Division VI., Improvements., Sec. 10-515 Sidewalks., *20.15.01. Sidewalks Plan.*, by inserting the words “and pathways” after the word “sidewalks” throughout the second sentence of the paragraph.

Section 20. The Greenwood Plan Commission is hereby authorized to make the above described changes to the text of the Greenwood Zoning Ordinance and to print and file two (2) copies of the amended zoning ordinance in the Office of the Greenwood Clerk-Treasurer to keep on file for public inspection.

Section 21. The sections, paragraphs, sentences, clauses, phrases and words of this ordinance are separable, and if any word, phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a Court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs and sections of this ordinance.

Section 22. This Ordinance shall have no effect as to changing any other provision of Ordinance No. 02-12, as amended, or the Greenwood Municipal Code (1993), as amended, except to the extent necessary to give this Ordinance full force and effect.

Section 23. This ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

Passed by the Common Council of the City of Greenwood, Indiana, this _____ day of _____, 2006.

Ronald Bates, President
Greenwood Common Council

FOR:

AGAINST:

ATTEST:

Jeannine Myers, Clerk-Treasurer

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the _____ day of _____, 2006, is presented by me this _____ day of _____, 2006, at _____ O’Clock __.M, to the Mayor of the City of Greenwood, Indiana.

Jeannine Myers, Clerk-Treasurer

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the _____ day of _____, 2006, is signed and approved by me this _____ day of _____, 2006, at _____ O’Clock ____M.

CHARLES E. HENDERSON, Mayor of
the City of Greenwood, Indiana